

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

LAUREL GILLETTE

GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING
JOHN WEIGHT
EXECUTIVE OFFICER

January 27, 2023

Council District # 5

Case #: 393667

Honorable Council of the
City of Los Angeles
Room 395, City Hall

JOB ADDRESS: **10551 W SANTA MONICA BLVD AKA 10553 SANTA MONICA BLVD**
CONTRACT NO.: **C135857-2 T137838 B138088-2 C141028-1**

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings, cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$3,346.00. The cost of cleaning the subject lot was \$3,024.00. The cost of fencing the subject lot was \$1,207.36.

It is proposed that a lien for the total amount of **\$7,607.36** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On September 28, 2010 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to fence the lot, on the parcel located at **10551 W SANTA MONICA BLVD AKA 10553 SANTA MONICA BLVD**, within the limits of the City of Los Angeles, State of California, being more particularly described as follows: *See Attached Title Report for Legal Description*

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B4705	December 06, 2022	\$2,342.20
BARRICADE	B4726	December 06, 2022	\$1,003.80
CLEAN	C4791	November 22, 2022	\$560.00
CLEAN	C4800	December 06, 2022	\$2,464.00
FENCE	F4271	December 09, 2022	\$1,207.36
			\$7,577.36

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17386	\$30.00
		\$30.00

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$5,442.40 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of **\$7,607.36**, be recorded against said property.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: January 27, 2023

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING


Armond Gregoryona, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

ASSIGNED INSPECTOR: EDMUND LUM

JOB ADDRESS: 10551 W SANTA MONICA BLVD AKA 10553 SANTA MONICA BLVD

ASSESSORS PARCEL NO.: 4326-033-025

Last Full Title: 01/23/2023

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 10553 SANTA MONICA BLVD LLC
c/o JOSEPH GEOULA
5151 WHITE OAK AVE # 109
ENCINO, CA 90024
Capacity: AGENT FOR SERVICE

- 2 10553 SANTA MONICA BLVD LLC
c/o JOSEPH GEOULA
17701 VENTURA BLVD
ENCINO, CA 91316
Capacity: OWNER

- 3 LOAN OAK MORTGAGE FUND LLC
P.O. BOX 491457
LOS ANGELES, CA 90049
Capacity: INTERESTED PARTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17386
Dated as of: 1/19/2023

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 4326-033-025

Property Address: 10551 W SANTA MONICA BLVD **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : 10553 SANTA MONICA LLC

Grantor : JOSEPH GEOULA

Deed Date : 09/20/2005

Recorded : 09/23/2005

Instr No. : 05-2298805

MAILING ADDRESS: 10553 SANTA MONICA LLC
17701 VENTURA BLVD, ENCINO, CA 91316

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 13 Block: 31 Tract No: 4677 Brief Description: TRACT NO 4677 LOT 13 BLK 31

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 09/23/2005

Document #: 05-2298807

Loan Amount: \$1,562,500

Lender Name: LOAN OAK MORTGAGE FUND LLC

Borrowers Name: 10553 SANTA MONICA LLC

MAILING ADDRESS: LOAN OAK MORTGAGE FUND LLC
POST OFFICE BOX 491457 LOS ANGELES, CA 90049

Property Detail Report

For Property Located At :
**10553 SANTA MONICA BLVD, LOS ANGELES, CA
 90025-4907**



Owner Information

Owner Name: **10553 SANTA MONICA LLC**
 Mailing Address: **17701 VENTURA BLVD, ENCINO CA 91316-3717 C026**
 Vesting Codes: **// CO**

Location Information

Legal Description:	TRACT NO 4677 LOT 13	APN:	4326-033-025
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2656.01 / 1	Subdivision:	4677
Township-Range-Sect:		Map Reference:	41-F2 /
Legal Book/Page:	92-24	Tract #:	4677
Legal Lot:	13	School District:	LOS ANGELES
Legal Block:	31	School District Name:	LOS ANGELES
Market Area:	C05	Munic/Township:	LOMITA
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/23/2005 / 09/20/2005	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	2298805		

Last Market Sale Information

Recording/Sale Date:	01/23/2001 / 12/13/2000	1st Mtg Amount/Type:	/
Sale Price:	\$600,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	118703	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$155.04
New Construction:		Multi/Split Sale:	
Title Company:	LAWYERS TITLE INSURANCE CORP.		
Lender:			
Seller Name:	MARX IRVING H TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1957 / 1957	Total Rooms/Offices		Garage Area:	
Gross Area:	3,870	Total Restrooms:		Garage Capacity:	
Building Area:	3,870	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

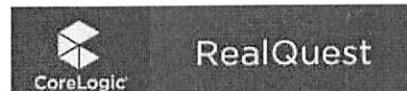
Zoning:	LAC2	Acres:	0.11	County Use:	SERVICE SHOPS (2400)
Lot Area:	4,731	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$1,626,475	Assessed Year:	2022	Property Tax:	\$19,375.92
Land Value:	\$1,416,535	Improved %:	13%	Tax Area:	67
Improvement Value:	\$209,940	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$1,626,475				

Comparable Sales Report

For Property Located At



10553 SANTA MONICA BLVD, LOS ANGELES, CA 90025-4907

17 Comparable(s) Selected.

Report Date: 01/18/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$600,000	\$1,100,000	\$9,900,000	\$2,774,176
Bldg/Living Area	3,870	3,376	4,140	3,640
Price/Sqft	\$155.04	\$300.55	\$2,731.03	\$762.12
Year Built	1957	1927	2001	1958
Lot Area	4,731	3,394	29,782	10,000
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$1,626,475	\$85,839	\$2,200,000	\$753,816
Distance From Subject	0.00	0.87	22.94	12.75

*= user supplied for search only

Comp #:	1	Distance From Subject: 0.87 (miles)			
Address:	11001 SANTA MONICA BLVD, LOS ANGELES, CA 90025-3503				
Owner Name:	SANTA MONICA WESTWOOD GRP LLC				
Seller Name:	11001-11007 SANTA MONICA BLVD				
APN:	4324-031-017	Map Reference:	41-E3 /	Building Area:	3,737
County:	LOS ANGELES, CA	Census Tract:	2655.24	Total Rooms/Offices:	
Subdivision:	7514	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/15/2022	Prior Rec Date:	11/10/1969	Yr Built/Eff:	2001 / 2001
Sale Date:	07/07/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$5,058,000	Prior Sale Price:	\$95,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	728483	Acres:	0.18		
1st Mtg Amt:	\$2,445,000	Lot Area:	8,057		
Total Value:	\$1,856,638	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 4.46 (miles)			
Address:	5148 W WASHINGTON BLVD, LOS ANGELES, CA 90016-1308				
Owner Name:	5148 WASHINGTON LLC				
Seller Name:	ADMINISTRATIVE M H A TRUST				
APN:	5062-006-020	Map Reference:	43-A4 /	Building Area:	3,825
County:	LOS ANGELES, CA	Census Tract:	2185.00	Total Rooms/Offices:	
Subdivision:	1566	Zoning:	LAC2	Total Restrooms:	
Rec Date:	09/08/2022	Prior Rec Date:	12/03/1974	Yr Built/Eff:	1951 / 1951
Sale Date:	08/24/2022	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,250,000	Prior Sale Price:	\$40,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	883344	Acres:	0.19		
1st Mtg Amt:	\$1,125,000	Lot Area:	8,450		
Total Value:	\$102,748	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 6.98 (miles)			
Address:	347 N WESTERN AVE, LOS ANGELES, CA 90004				
Owner Name:	THIANKHAM KAMOLNUT				
Seller Name:	PREMIER RESOURCES LLC				
APN:	5522-031-026	Map Reference:	34-E5 /	Building Area:	3,645
County:	LOS ANGELES, CA	Census Tract:	1924.20	Total Rooms/Offices:	
Subdivision:	WESTBORO	Zoning:	LAC2	Total Restrooms:	
Rec Date:	11/10/2022	Prior Rec Date:	09/15/2021	Yr Built/Eff:	1978 / 1978
Sale Date:	09/21/2022	Prior Sale Date:	09/09/2021	Air Cond:	NONE

Sale Price:	\$4,150,000	Prior Sale Price:	\$2,200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1062384	Acres:	0.30		
1st Mtg Amt:	\$5,000,000	Lot Area:	13,010		
Total Value:	\$2,200,000	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4				Distance From Subject:	8.63 (miles)
Address:	14358 OXNARD ST, VAN NUYS, CA 91401-3311					
Owner Name:	PAPAZYAN SEROB					
Seller Name:	NISHANIAN MICHAEL					
APN:	2245-017-030	Map Reference:	15-E6 /	Building Area:	3,450	
County:	LOS ANGELES, CA	Census Tract:	1286.01	Total Rooms/Offices:		
Subdivision:	6142	Zoning:	LACM	Total Restrooms:		
Rec Date:	05/02/2022	Prior Rec Date:	09/06/1984	Yr Built/Eff:	1986 / 1986	
Sale Date:	04/19/2022	Prior Sale Date:		Air Cond:		
Sale Price:	\$1,400,000	Prior Sale Price:	\$115,000	Pool:		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:		
Document #:	474727	Acres:	0.14			
1st Mtg Amt:	\$600,000	Lot Area:	6,265			
Total Value:	\$1,185,151	# of Stories:				
Land Use:	AUTO REPAIR	Park Area/Cap#:	/			

Comp #:	5				Distance From Subject:	8.71 (miles)
Address:	5344 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-3429					
Owner Name:	BAER FAMILY TRUST					
Seller Name:	SMITH 2003 FAMILY TRUST OF					
APN:	2417-003-010	Map Reference:	23-F2 /	Building Area:	3,401	
County:	LOS ANGELES, CA	Census Tract:	1253.10	Total Rooms/Offices:		
Subdivision:	1230	Zoning:	LAM1	Total Restrooms:		
Rec Date:	08/08/2022	Prior Rec Date:	05/16/1996	Yr Built/Eff:	1947 / 1948	
Sale Date:	07/26/2022	Prior Sale Date:		Air Cond:		
Sale Price:	\$1,150,000	Prior Sale Price:	\$99,000	Pool:		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:		
Document #:	795425	Acres:	0.08			
1st Mtg Amt:		Lot Area:	3,607			
Total Value:	\$154,952	# of Stories:				
Land Use:	AUTO REPAIR	Park Area/Cap#:	/			

Comp #:	6				Distance From Subject:	9.22 (miles)
Address:	10417 S PRAIRIE AVE, INGLEWOOD, CA 90303-1820					
Owner Name:	10417 PRAIRIE BROTHERS LLC					
Seller Name:	CROWELL PAUL D TRUST					
APN:	4034-020-004	Map Reference:	57-B4 /	Building Area:	3,571	
County:	LOS ANGELES, CA	Census Tract:	6018.02	Total Rooms/Offices:		
Subdivision:	211	Zoning:	INC2YY	Total Restrooms:		
Rec Date:	08/02/2022	Prior Rec Date:		Yr Built/Eff:	1947 /	
Sale Date:	07/29/2022	Prior Sale Date:		Air Cond:	NONE	
Sale Price:	\$2,500,000	Prior Sale Price:		Pool:		
Sale Type:	FULL	Prior Sale Type:		Roof Mat:		
Document #:	779704	Acres:	0.25			
1st Mtg Amt:	\$1,875,000	Lot Area:	10,917			
Total Value:	\$123,548	# of Stories:				
Land Use:	AUTO REPAIR	Park Area/Cap#:	/			

Comp #:	7				Distance From Subject:	9.23 (miles)
Address:	10421 S PRAIRIE AVE 1, INGLEWOOD, CA 90303-1820					
Owner Name:	10417 PRAIRIE BROTHERS LLC					
Seller Name:	CROWELL PAUL D TRUST					
APN:	4034-020-005	Map Reference:	57-B4 /	Building Area:	3,950	
County:	LOS ANGELES, CA	Census Tract:	6018.02	Total Rooms/Offices:		
Subdivision:	211	Zoning:	INC2YY	Total Restrooms:		
Rec Date:	08/02/2022	Prior Rec Date:		Yr Built/Eff:	1956 / 1956	
Sale Date:	07/29/2022	Prior Sale Date:		Air Cond:		
Sale Price:	\$2,500,000	Prior Sale Price:		Pool:		

Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	779704	Acres:	0.12		
1st Mtg Amt:	\$1,875,000	Lot Area:	5,446		
Total Value:	\$87,500	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject:	11.86 (miles)
Address:	1627 W EL SEGUNDO BLVD, GARDENA, CA 90249-2009		
Owner Name:	1627 EL SEGUNDO LLC		
Seller Name:	BAUGH DEANNA M		
APN:	6090-002-016	Map Reference:	57-E6 /
County:	LOS ANGELES, CA	Census Tract:	6028.02
Subdivision:	HOWARD	Zoning:	LCM1YY
Rec Date:	12/20/2022	Prior Rec Date:	03/11/1997
Sale Date:	11/15/2022	Prior Sale Date:	
Sale Price:	\$1,600,000	Prior Sale Price:	\$142,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1186209	Acres:	0.30
1st Mtg Amt:	\$1,200,000	Lot Area:	13,002
Total Value:	\$244,132	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	3,699
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1953 / 1955
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	9	Distance From Subject:	12.34 (miles)
Address:	,, CA		
Owner Name:	SIOF 110 W IMPERIAL HWY LP		
Seller Name:	110 W IMPERIAL HIGHWAY LLC		
APN:	6087-001-015	Map Reference:	58-B5 /
County:	LOS ANGELES, CA	Census Tract:	2410.01
Subdivision:	3039	Zoning:	LAC2
Rec Date:	07/20/2022	Prior Rec Date:	
Sale Date:	07/11/2022	Prior Sale Date:	
Sale Price:	\$2,800,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	741873	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,394
Total Value:	\$206,112	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	3,400
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	2001 / 2001
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	10	Distance From Subject:	13.32 (miles)
Address:	18137 PARTHENIA ST, NORTHRIDGE, CA 91325-3301		
Owner Name:	JC LLC		
Seller Name:	VALCEA TRUST		
APN:	2769-019-026	Map Reference:	7-C6 /
County:	LOS ANGELES, CA	Census Tract:	1152.02
Subdivision:	ZELZAH	Zoning:	LACM
Rec Date:	12/19/2022	Prior Rec Date:	09/04/2015
Sale Date:	09/08/2022	Prior Sale Date:	07/13/2015
Sale Price:	\$1,898,000	Prior Sale Price:	\$800,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1181785	Acres:	0.43
1st Mtg Amt:	\$1,615,000	Lot Area:	18,679
Total Value:	\$889,925	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	3,467
		Total Rooms/Offices:	
		Total Restrooms:	2
		Yr Built/Eff:	1938 /
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	11	Distance From Subject:	15.10 (miles)
Address:	7639 ATLANTIC AVE, CUDAHY, CA 90201-5019		
Owner Name:	CUDAHY LF LLC		
Seller Name:	CUDAHY AUTO PLAZA LLC		
APN:	6225-018-026	Map Reference:	59-C1 /
County:	LOS ANGELES, CA	Census Tract:	5344.04
Subdivision:		Zoning:	CUCM*
Rec Date:	11/01/2022	Prior Rec Date:	02/17/2021
Sale Date:	10/31/2022	Prior Sale Date:	02/01/2021
Sale Price:	\$2,400,000	Prior Sale Price:	\$837,000
Sale Type:	FULL	Prior Sale Type:	FULL
		Acres:	
		Lot Area:	
		# of Stories:	
		Park Area/Cap#:	
		Building Area:	3,585
		Total Rooms/Offices:	
		Total Restrooms:	2
		Yr Built/Eff:	1987 / 1987
		Air Cond:	
		Pool:	
		Roof Mat:	

Document #:	1035738	Acres:	0.25
1st Mtg Amt:		Lot Area:	10,681
Total Value:	\$853,740	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	12	Distance From Subject:	15.84 (miles)
Address:	3943 FOOTHILL BLVD, GLENDALE, CA 91214-1621		
Owner Name:	ALEVERDI RAFIK/ALEVERDI ALINA H		
Seller Name:	3943 FOOTHILL BLVD LLC		
APN:	5603-005-037	Map Reference:	11-C5 /
County:	LOS ANGELES, CA	Census Tract:	3003.01
Subdivision:	9675	Zoning:	GLC3*
Rec Date:	01/09/2023	Prior Rec Date:	06/03/2021
Sale Date:	12/28/2022	Prior Sale Date:	01/13/2021
Sale Price:	\$1,700,000	Prior Sale Price:	\$1,235,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	14212	Acres:	0.16
1st Mtg Amt:	\$1,030,000	Lot Area:	7,111
Total Value:	\$1,999,200	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	4,140	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1965 / 1966
Air Cond:		Pool:	
Roof Mat:			

Comp #:	13	Distance From Subject:	17.61 (miles)
Address:	1020 S GARFIELD AVE, ALHAMBRA, CA 91801-4709		
Owner Name:	SALTIRE PROPERTIES LLC		
Seller Name:	STEWART JOHN T & SUSAN N		
APN:	5348-005-038	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	4816.03
Subdivision:	4899	Zoning:	ALCO*
Rec Date:	07/19/2022	Prior Rec Date:	11/03/2016
Sale Date:	07/08/2022	Prior Sale Date:	11/01/2016
Sale Price:	\$1,200,000	Prior Sale Price:	\$1,200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	737620	Acres:	0.30
1st Mtg Amt:	\$1,200,000	Lot Area:	12,890
Total Value:	\$1,311,353	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	3,376	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1935 /
Air Cond:		Pool:	
Roof Mat:			

Comp #:	14	Distance From Subject:	18.52 (miles)
Address:	731 E WASHINGTON BLVD, PASADENA, CA 91104-5008		
Owner Name:	731 EAST WASHINGTON BLVD LLC		
Seller Name:	CYGER PRIVATE TRUST I		
APN:	5848-025-019	Map Reference:	27-B1 /
County:	LOS ANGELES, CA	Census Tract:	4615.01
Subdivision:	6546	Zoning:	PSC-
Rec Date:	05/20/2022	Prior Rec Date:	07/31/1970
Sale Date:	04/19/2022	Prior Sale Date:	
Sale Price:	\$1,855,000	Prior Sale Price:	\$55,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	547725	Acres:	0.19
1st Mtg Amt:		Lot Area:	8,448
Total Value:	\$110,607	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	3,795	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1930 / 1936
Air Cond:		Pool:	
Roof Mat:			

Comp #:	15	Distance From Subject:	18.87 (miles)
Address:	1515 E WALNUT ST, PASADENA, CA 91106-1522		
Owner Name:	1501 WALNUT LLC		
Seller Name:	LEE FAMILY LLC		
APN:	5737-007-012	Map Reference:	27-C3 /
County:	LOS ANGELES, CA	Census Tract:	4627.00
Subdivision:	HILL AVE	Zoning:	PSC-
Rec Date:	09/27/2022	Prior Rec Date:	09/13/1995
Sale Date:	09/15/2022	Prior Sale Date:	
Sale Price:	\$3,700,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	940185	Acres:	0.14
Building Area:	3,560	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1947 / 1950
Air Cond:		Pool:	
Roof Mat:			

1st Mtg Amt:		Lot Area:	6,062
Total Value:	\$85,839	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	16	Distance From Subject: 22.22 (miles)	
Address:	2450 LONG BEACH BLVD, LONG BEACH, CA 90806-3125		
Owner Name:	2400 LONG BEACH LP		
Seller Name:	24TH AVENUE INVESTMENTS LLC		
APN:	7208-010-023	Map Reference:	75-C2 /
County:	LOS ANGELES, CA	Census Tract:	5732.01
Subdivision:	2268	Zoning:	LBPD29
Rec Date:	06/16/2022	Prior Rec Date:	07/14/1992
Sale Date:	05/18/2022	Prior Sale Date:	
Sale Price:	\$9,900,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	637847	Acres:	0.68
1st Mtg Amt:	\$65,615,185	Lot Area:	29,782
Total Value:	\$1,178,253	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	17	Distance From Subject: 22.94 (miles)	
Address:	1028 E 21ST ST, LONG BEACH, CA 90806-5048		
Owner Name:	1028 21ST STREET LBC INDL LLC		
Seller Name:	VALDES MARK A		
APN:	7210-022-002	Map Reference:	75-D2 /
County:	LOS ANGELES, CA	Census Tract:	5733.00
Subdivision:	PALM PLACE	Zoning:	LBR1N
Rec Date:	08/02/2022	Prior Rec Date:	08/05/2002
Sale Date:	08/01/2022	Prior Sale Date:	06/17/2002
Sale Price:	\$1,100,000	Prior Sale Price:	\$95,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	779235	Acres:	0.10
1st Mtg Amt:	\$880,000	Lot Area:	4,202
Total Value:	\$225,170	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Foreclosure Activity Report

For Property Located At

10553 SANTA MONICA BLVD, LOS ANGELES, CA 90025-4907



RealQuest

Foreclosure Activity Report is not available

10553 SANTA MONICA BLVD LOS ANGELES CA 90025

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

> [Disclaimer of Use](#)

